

Responses to Questions related to Request for Qualifications (RFQ) & Detailed Letter of Approach (LOA): Redevelopment and Operation of the Moran Plant & Associated Lands

1) Is there an elevation certification document for the Moran Plant as it pertains to obtaining conventional insurance for the building? We are evaluating flood insurance with the at grade floor elevation of 103'-8" and want to confirm that's the latest DFE.

There is not a design flood elevation certification document for the building. It was anticipated that once the redevelopment was completed that with the grading changes, the site would no longer be considered in a floodplain and that the final level of site improvement will be above the 100 year flood plain and the city will pursue a LOMA. Additionally, steps were taken in order to minimize risks to human life and property via construction methods and flood insurance. This was never completed as the previous project did not advance to construction. I would suggest that you discuss options with our insurer that we share in common and see what advice they can offer.

See excerpt below from an older document per the project previous to NMI:

"Locating the project at 475 Lake Street per the original proposal will have minimal impacts to the floodplain because the structures will be elevated a minimum of one (an open steel picket fence & recreation paths) to three (boat storage building) feet above the floodplain and have a footprint designed to minimize these impacts to the flood plain and wetland. The design minimizes potential damage to the property as a result of the flooding. The area has not experienced flooding in the past.

The City of Burlington is a member of the National Flood Insurance Program and, therefore, any structure owned by the city that is located in the flood zone must be covered by flood insurance. Currently, 475 Lake Street is covered by the city's flood insurance policy.

In addition to concerns for life and property, the city considered the natural, ecological and social values of the floodplain and wetland. The natural resources of the floodplain and wetland include water, biological, and societal resources.

By elevating the boat storage building and re-grading the site to the 103 ft elevation above the flood plain, the construction will have minimal effects on water resources. Engineers were consulted in order to design the building and the site plan in such a way that erosion control, water quality, and groundwater recharge are preserved.

The City has determined that the construction of the recreation paths, boat dock, hoist and ramp along with the boat storage will have no quantifiable impact on plant and animal life. Only native plants are to be used in the floodplain and wetland areas on the site.

Societal resources were also considered during the design process. The designs are meant to complement the natural features of the area and to offer an aesthetically pleasing site and structure. The site will not have an effect on agricultural lands. The site will also maintain an open space for recreational opportunities. The city has also conducted extensive archaeological, historic, environmental, biological, and other scientific studies on this site.”

2) Are there specific dimensions that must be met to meet Federal requirements for replacing the former 'ice rink'? Also, do you have a detailed cost estimate for the splash pad/ice rink that was previously contemplated as part of the Moran Center/WAN?

There are not specific dimensions. There is not a very detailed estimate. We had anticipated a minimum of \$140K for design and ~\$850K for construction.